



# *Development Assessment Commission*

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**Inner Metropolitan Development Assessment Committee  
held on Thursday, 24 July 2014 commencing at 1.00 PM  
Conference Room 6.2, Level 6, 136 North Terrace, Adelaide**

## **1. OPENING**

### **1.1 PRESENT**

Presiding Member	Ted Byrt
Members	Geoffrey Loveday Carolyn Wigg Simone Fogarty
	<i>Council Representative</i> Susan Clearihan (Adelaide City Council) Jenny Newman (Norwood, Payneham & St Peters)
Secretary	Sara Zuidland
Principal Planner	Mark Adcock
DPTI Staff	Gabrielle McMahon (Agenda Item 3.1) Allison Collins (Agenda Item 4.1)

- 1.2 **APOLOGIES** – Megan Leydon (Deputy Presiding Member), Damien Brown, Andrew Ford, Michael Llewellyn-Smith AM (ACC Representative)

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## **2. DEFERRED APPLICATIONS – Nil.**

## **3. NEW APPLICATIONS**

- 3.1 **Adelaide City Council**  
**Palumbo Building Pty Ltd, C/- Pruszinski Architects**  
020/0022/14A  
**185 Pirie Street, Adelaide**

The Presiding Member welcomed the following people to address the Committee:

Applicant(s)

- Paul Pruszinski
- Daniel Palumbo

Agency

- Kirsteen Mackay (Gov Architect)

The Commission discussed the application.

**RESOLVED**

- 1) RESOLVE that the proposed development is NOT seriously at variance with the policies in the Development Plan.
- 2) RESOLVE to grant Development Plan Consent to the proposal by Palumbo Building Pty Ltd C/- Pruszinski Architects for the demolition of an existing building and the construction of an eight (8) level office building with a shop/cafe on ground level and associated car parking at 185 Pirie Street, Adelaide, subject to the following conditions of consent.

**Planning Conditions:**

1. Except where minor amendments may be required by other relevant Acts, or by conditions imposed by this application, the development shall be established in strict accordance with the details and plans, as submitted in Development Application 020/0022/14A including:

Plans by Pruszinski Architects Pty Ltd, job no. 14606

Plan No.	Revision	Date
00-01	1	18/6/14
01-01	3	17/6/14
01-02	2	18/6/14
02-01	6	1/7/14
02-02	4	18/6/14
02-03	3	30/5/14
02-04	4	18/6/14
02-05	4	17/6/14
04-01	5	9/7/14
04-02	5	9/7/14
04-03	4	18/6/14
12-01	2	18/6/14
12-02	1	18/6/14

**Reports / Correspondence**

- Planning Report by ekistics, dated June 2014
  - Traffic advice by GTA dated 12 June 2014 and supplementary comments dated 3 July 2014
  - ESD report by Pruszinski Architects
  - Wind Assessment by Aurecon, ref 242484, dated 12 June 2014
  - Waste management advice by Pruszinski Architects
2. The traffic advice report by GTA, dated 12 June 2014 and 3 July 2014, forming part of this consent shall be undertaken within the Development to the reasonable satisfaction of the Development Assessment Commission.
  3. External materials, surface finishes and colours of the Development shall be consistent with the final details provided and approved by Development Assessment Commission.

4. Mechanical plant or equipment, shall be designed, sited and screened to minimise noise impact on adjacent premises or properties. The noise level associated with the combined operation of plant and equipment such as air conditioning, ventilation and refrigeration systems when assessed at the nearest existing or envisaged noise sensitive location in or adjacent to the site shall not exceed:
  - 55 dB(A) during daytime (7.00am to 10.00pm) and 45 dB(A) during night time (10.00pm to 7.00am) when measured and adjusted in accordance with the relevant environmental noise legislation except where it can be demonstrated that a high background noise exists.
5. A Construction Environment Management Plan (CEMP) shall be prepared and implemented in accordance with current industry standards – including the EPA publication “Environmental Management of On-site Remediation” - to minimise environmental harm and disturbance during construction.

The management plan must incorporate, without being limited to, the following matters:

- air quality, including odour and dust
- surface water including erosion and sediment control
- soils, including fill importation, stockpile management and prevention of soil contamination
- groundwater, including prevention of groundwater contamination
- noise
- occupational health and safety

For further information relating to what Site Contamination is, refer to the EPA Guideline: *'Site Contamination – what is site contamination?'*: [www.epa.sa.gov.au/pdfs/guide\\_sc\\_what.pdf](http://www.epa.sa.gov.au/pdfs/guide_sc_what.pdf)

A copy of the CEMP shall be provided to the Adelaide City Council prior to the commencement of site works.

6. The final details of the proposed waste management practices to be adopted by the applicant or the person(s) having the benefit of this consent during the construction of the Development, shall be submitted to Adelaide City Council prior to the granting of development approval to the Development. Such details shall include a Waste Management Plan which shall cover the three phases of the Development, namely:
  - resource recovery during demolition
  - waste minimisation and resource recovery during construction; and
  - resource recovery during occupation or use of the Development including proposed methods of recycling of all recyclable materials; and
7. Lighting shall be installed in accordance with Council’s guideline entitled “Under Verandah/Awning Lighting Guidelines” at all times to the reasonable satisfaction of the Adelaide City Council and prior to the occupation or use of the Development. Such lighting shall be operational during the hours of darkness at all times to the reasonable satisfaction of the Development Assessment Commission.
8. The connection of any storm water discharge from the Land to any part of the Adelaide City Council’s underground drainage system shall be undertaken in accordance with the Council Policy entitled ‘Adelaide City Council Storm Water Requirements’ and be to the reasonable satisfaction of the Adelaide City.

9. The proposed car parking layout shall be designed and constructed to conform to the *Australian Standard 2890.1:2004 for Off-Street Parking Facilities; Australian Standard 2890.6-2009 Parking facilities.*
10. The on-site Bicycle Parking facilities shall be designed in accordance with Australian Standard 2890.3-1993 and the AUSTROADS, Guide to Traffic Engineering Practice Part 14 – Bicycles.
11. Prior to the commencement of construction a dilapidation report (i.e. condition survey) shall be prepared by a qualified engineer to ensure the stability and protection of adjoining buildings, structures and Council assets. A copy of this report shall be provided to the Adelaide City Council.
  - During construction, all materials and goods shall be loaded and unloaded within the boundaries of the subject land.
  - The development and the site shall be maintained in a serviceable condition and operated in an orderly and tidy manner at all times.
  - All trade waste and other rubbish shall be stored in covered containers prior to removal and shall be kept screened from public view.
12. All modifications required to Adelaide City Council's public lighting and associated infrastructure shall meet Councils' requirements and all costs associated with these works will be borne directly by the developer.

**Advisory Notes:**

- a) A protective barrier is to be installed on Sudholz Place to protect the northern wall of the day school building, in line with the details provided on the plans and agreed to by the Adelaide City Council. The final design of the barrier should be undertaken in consultation with the Department of Environment, Water and Natural Resources and Adelaide City Council and all costs of construction and installing the protective barrier are to be borne by the applicant.
- b) The approval does not include any signage (other than directional), which would need to be the subject of a separate application to the relevant planning authority.
- c) Council maintained infrastructure that is removed or damaged during construction works shall be reinstated to Council specifications. All costs associated with these works shall be met by the proponent.
- d) The applicant is reminded of its general environmental duty, as required by Section 25 of the *Environment Protection Act 1993*, to take all reasonable and practical measures to ensure that the activities on the whole site, including during construction, do not pollute the environment in a way which causes or may cause environmental harm.
- e) Any information sheets, guidelines documents, codes of practice, technical bulletins etc. that are referenced in this response can be accessed on the following web site: <http://www.epa.sa.gov.au/pub.html>
- f) The applicant must ensure there is no objection from any of the public utilities in respect of underground or overhead services and any alterations that may be required are to be at the applicant's expense.
- g) As work is being undertaken on or near the boundary, the applicant should ensure that the boundaries are clearly defined, by a Licensed Surveyor, prior to the commencement of any building work.

- h) If temporary hoarding or site works require modification of existing Council infrastructure, the works will be carried out to meet Councils requirements and costs borne directly by the developer.
- i) All damage to Adelaide City Council's infrastructure, including damage to public lighting and underground ducting caused by projects works or loading of site crane onto pathways will be repaired to meet Councils requirements and the cost of the developer.
- j) A Building Site Management Plan is required prior to construction work beginning on site. The Building Site Management Plan should include details of such items as:
- Work in the Public Realm
  - Street Occupation
  - Hoarding
  - Site Amenities
  - Traffic Requirements
  - Servicing Site
  - Adjoining Buildings
  - Reinstatement of Infrastructure
- k) Insecure building sites have been identified as a soft target for vandalism and theft of general building materials. The Adelaide Local Service Area Police and the Adelaide City Council are working together to help improve security at building sites. Items most commonly stolen or damaged are tools, water heaters and white goods. To minimise the risk of theft and damage, consider co-ordinating the delivery and installation of the goods on the same day. Work with your builder to secure the site with a fence and lockable gate. Securing the site is essential to prevent unauthorised vehicle access and establishes clear ownership. If you have any further enquiries about ways to reduce building site theft, please do not hesitate to contact the Adelaide Local Service Area Community Programs Section on 8463 7024. Alternatively, you can contact Adelaide City Council for further assistance and information by calling Nick Nash on 8203 7562.
- l) Pursuant to Regulation 74, the Council must be given one business day's notice of the commencement and the completion of each stage of the building work on the site. To notify Council, contact City Services on 8203 7332.
- m) The emission of noise from the premises is subject to control under the Environment Protection Act and Regulations, 1993 and the applicant (or person with the benefit of this consent) should comply with those requirements.
- n) The development must be substantially commenced within three (3) years of the date of this Notification, unless this period has been extended by the Development Assessment Commission.
- o) You are also advised that any act or work authorised or required by this Notification must be completed within five (5) years of the date of the Notification unless this period is extended by the Commission.
- p) You will require a fresh consent before commencing or continuing the development if you are unable to satisfy these requirements.

- q) You have a right of appeal against the conditions which have been imposed on this Development Plan Consent or Development Approval. Such an appeal must be lodged at the Environment, Resources and Development Court within two months of the day on which you receive this notice or such longer time as the Court may allow. Please contact the Court if you wish to appeal. The Court is located in the Sir Samuel Way Building, Victoria Square, Adelaide, (telephone number 8204 0300).
- r) You are advised of the following requirements of the *Heritage Places Act 1993*.
  - i. If an archaeological artefact believed to be of heritage significance is encountered during excavation works, disturbance in the vicinity shall cease and the SA Heritage Council shall be notified.
  - ii. Where it is known in advance (or there is reasonable cause to suspect) that significant archaeological artefacts may be encountered, a permit is required prior to commencing excavation works.

### 3.2 **Adelaide City Council**

**Peter Kozno**  
020/0023/14A  
**261-263 Pulteney Street, Adelaide**

This item was withdrawn from the agenda and rescheduled to the meeting of 31 July 2014.

## 4. **ANY OTHER BUSINESS**

### 4.1. **Pre Lodgement Briefing**

**RESOLVED** that the Report be received and noted.

## 5. **CONFIRMATION OF THE MINUTES OF THE MEETING**

5.1. **RESOLVED** that the Minutes of this meeting held today be confirmed.

## 6. **MEETING CLOSE**

The Presiding Member thanked all in attendance and closed the meeting at 2.04PM.

Confirmed / /2014

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Ted Byrt  
PRESIDING MEMBER